

A.P.N.: 003-021-30
File No: 116-2622583 (AK)
R.P.T.T.: \$1,755.00

LINCOLN COUNTY, NV **2021-159943**
\$1,792.00
RPTT:\$1755.00 Rec:\$37.00 **04/23/2021 08:16 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Jolly's Drug Store, LLC, a Nevada limited liability company
P.O. Box 1011
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

A&H Katschke, Ltd., a Nevada Domestic Professional corporation

do(es) hereby *GRANT, BARGAIN and SELL* to

Jolly's Drug Store, LLC, a Nevada limited liability company

the real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL B AS SHOWN ON PARCEL MAP FOR AGUA CALIENTE, FILED IN THE OFFICE OF THE COUNTY RECORDER ON FEBRUARY 29, 1997 IN PLAT BOOK B PAGE 23 AS FILE NO. 108297, LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M., LINCOLN COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY :

PARCEL B-2 AS SHOWN ON PARCEL MAP FOR A & H KATSCHKE LTD., FILED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 9, 2007 IN SUBSEQUENT PARCEL MAP OF PARCEL B, PLAT BOOK C, PAGE 288 AS FILE NO. 0128195, LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M. D. M., LINCOLN COUNTY, NEVADA.

ALSO KNOWN AS

PARCEL B-1 AS SHOWN ON SURVEY MAP FOR BOUNDARY LINE ADJUSTMENT FOR A & H KATSCHKE, LTD & KTM PROPERTIES, LLC IN PLAT BOOK C, PAGE 0336 AS FILE NO. 0128942, RECORDED ON MAY 18, 2007 LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M. D. M., LINCOLN COUNTY, NEVADA.

PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, A PROPERLY ENGINEERED LEGAL DESCRIPTION MUST BE SUBMITTED TO THE COMPANY FOR REVIEW.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COOPER

A&H Katschke, Ltd., a Nevada Domestic Professional corporation

By: Maria Helena Couselo Katschke
Name: Maria Helena Couselo-Katschke
Title: President

STATE OF Nevada)
COUNTY OF Lincoln) ss.

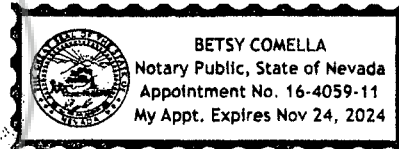
This instrument was acknowledged before me on 4-21-2021 by **Maria Helena Couselo-Katschke, President of A&H Katschke, Ltd., a Nevada Domestic Professional corporation.**

Betsy Comella
Notary Public

(My commission expires: 11-24-24)

BETSY COMELLA

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2622583.



BETSY COMELLA

16-4059-11

11-24-2024

STATE OF NEVADA

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-021-30 _____
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$450,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$450,000.00
 d) Real Property Transfer Tax Due \$1,755.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: N/A
 b. Explain reason for exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
 Signature: _____

Capacity: Agent
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

A&H Katschke, Ltd., a Nevada
 Print Name: Domestic Professional corporation
 Address: P.O. Box 315
 City: Caliente
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Jolly's Drug Store, LLC, a
 Print Name: company
 Address: P.O. Box 1011
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company File Number: 116-2622583 AK/ AK
 Address 701 N Green Valley Pkwy, Ste 120
 City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)